



TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

TUESDAY

OCTOBER 19, 2010

7:30 PM

CALL TO ORDER *7:33PM*

PLEDGE OF ALLEGIANCE

ROLL CALL *All Present-*
Chairperson Thew
Commissioner Arisman
Commissioner Fettke
Commissioner Obranovich
Commissioner Wilson

COMMISSION COMMENTS: *None*

PUBLIC COMMENT FOR ITEMS NOT ON AGENDA: *None*

ADOPTION OF AGENDA

A motion to adopt the agenda was made by Commissioner Obranovich and seconded by Commissioner Arisman and passed by a unanimous voice vote.

CONSENT AGENDA

RECOMMENDATION

1. PROJECT STATUS REPORT

RECEIVED AND FILED

2. PROSC 1st QUARTER REPORT (FY 2010/11)

RECEIVED AND FILED

PUBLIC COMMENT ON CONSENT AGENDA:

A motion to adopt the consent agenda was made by Commissioner Obranovich and seconded by Commissioner Arisman and passed by a unanimous voice vote.

BUSINESS

3. OPEN SPACE COMMITTEE 2 RECOMMENDATION ON AGRICULTURAL ENVIRONMENTAL REVIEW

RECOMMENDATION: That the Planning Commission recommend that the Town Council adopt an ordinance that would require any agricultural easement established within any new subdivision of 5 or more lots be required by the Town Engineer and that a condition for subdivisions of 5 or more lots be placed in the Town's standard conditions, noting this requirement.

PUBLIC COMMENT:

Staff gave a summary of the staff report and expressed what was discussed at last month's meeting. The Town Engineer explained what easements that he typically reviews and stated that not all easement within the Town are reviewed by the Town Engineer. Many easement, including agricultural easements, are never reviewed by the Town and are only reviewed by the County Surveyor.

Commissioner Obranovich asked staff what the fallback would be should RCD (Resource Conservation District) dissolve? (The Town would then take over the enforcement of agricultural regulations. Best Management Practices are already in place and are enforced by other agencies). The idea of an administrative permit was brought up that would require a conservation plan through RCD.

Roger Smith (6755 Wells Ave.) – He submitted a letter to the Planning Commission. He liked staff's recommendation. There needs to be a list of BMP's (Best Management Practices) and that it needs to be broad (have a checklist).

Commissioner Wilson stated that she was concerned that some of these discussed requirements violate the "Right-to-Farm" Ordinance (in reference to Roger Smith's submitted letter). She has no problem with what staff has recommended. Commissioner Obranovich stated that the Commission needs to keep with the original intent of only new subdivision. Commissioner Fettke wants to see something in the code and not just a standard condition of approval. She does not see a problem with current enforcement and she is not comfortable with the Town being the enforcement agency. Commissioner Wilson stated that any new ordinance should only be for new subdivision with proposed agricultural easements. Also, limit this draft ordinance to new projects that have serious & long term plans for a joint agricultural use. The Town Attorney stated that everyone is subject to the same County agricultural requirements regardless of how many lots in the subdivision and regardless of a new or old subdivision. The Commission and staff continued to discuss the specifics are the draft ordinance and when to require a conservation plan through RCD.

After further discussion, a motion was made by Commissioner Fettke to recommend to the Town Council a draft ordinance that would require: (1) a condition of approval for (2) any new subdivision of 5 or more lots where (3) the agricultural use exceeds 5.0 acres or more when (4) a minimum of two lots participate jointly would require (5) a Resource Conservation Plan to be submitted for staff review and approval. The motion was seconded by Commissioner Thew and passed by the following roll call vote:

Ayes: Fettke, Obranovich, Arisman, Thew

Noes: Wilson

**Commissioner Wilson voted No because of the change from 5 lots to 2 lots in regards to joint participation.*

ADJOURN: 9:15PM